



Agenda Item Number: 2004-11-4A

BERNALILLO COUNTY BOARD OF COUNTY COMMISSIONERS

Meeting Date: November 9, 2004

Department: County Manager **Staff Contact:** Thaddeus Lucero, County Manager

TITLE: Architectural and Engineering Services for the Psychiatric Segregation Unit (PSU) - MDC

ACTION: Motion to approve:

1. A Sole Source Procurement for Professional Services to provide Architectural and Engineering Services for the MDC Psychiatric Segregation Unit.
2. Award the Professional Services Contract to CBL Architects, Ltd./DCSW Architects, Joint Venture in the amount of \$371,218.75.

SUMMARY:

On June 22, 2004, the Board approved Gross Receipt Tax Revenue Bonds to provide funding to construct the Metropolitan Detention Center (MDC), Psychiatric Service Unit (PSU), which will provide housing and treatment for individuals with acute mental health and co-occurring disorder problems.

The design of the PSU was originally completed by CBL/DCSW Joint Venture as an "additive alternate" with the Housing Phase II construction bid package for the MDC. Due to funding constraints the alternate was not awarded. The original agreement allowed CBL/DCSW to retain an ownership interest in the design documents for this work.

To forgo the use of the design documents already prepared by CBL/DCSW for the PSU and initiate a new competitive procurement for the design of the PSU would cost the County a premium for such services and would significantly delay the project.

Staff recommends approval for the contract agreement in the amount of \$371,218.75, which includes applicable NMGRT.

ATTACHMENT:

1. Professional Services Agreement

FISCAL IMPACT

Funding Source:	BC60-560100-2150	\$371,218.75
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STAFF ANALYSIS

COUNTY MANAGER

See Summary. TL 10/25/04

DEPUTY COUNTY MANAGER (PUBLIC SAFETY)

The original vision and design included a separate housing component for the placement and treatment of individuals incarcerated who are diagnosed with acute mental health and co-occurring disorders. As a “full service” detention facility the ability to meet constitutional conditions of confinement for this classification of inmate is critical. The construction of this component will enhance and complement the excellent level of mental health services currently being provided at the MDC.

The completion of this component of the MDC has been a priority for the Commission and especially Commissioner Steve Gallegos. Commissioner Gallegos working with the administration has secured the necessary financing. Construction costs for the PSU Unit will come from Cornell Companies Inc. via the rent payment for the old BCDC and not the taxpayer.

It is fiscally prudent and clearly a time saver to use the same architects that translated the initial programming requirements of the MDC into the current design. In anticipation of moving this project forward the administration has conducted a minimum of five “programming” sessions with all affected parties including current MDC administration, Corrections Officer Union, MDC psychiatric unit representatives and internal CIP personnel. The work that has been done to date will facilitate the completion of the design and construction documents by the Architects. I recommend approval of this item. JDantis 10/25/04

LEGAL

The forgoing satisfactorily addresses the requirements of Section 13-1-128. PFT 10/21/04

FINANCE

Budget	Funding in the amount of \$371,218.75 for the architectural services for the PSU at MDC is budgeted and available in BC60. Funding source for BC60 was the Series 2004 GRT Revenue bonds that were approved by the BCC on June 22, 2004 and subsequently sold in July 2004. Maria Zuniga, Financial Projects Coordinator 10/21/2004
Purchasing	The justification for the procurement method is in accordance with §13-1-128 “Sole Source Procurements”. Recommend approval. Dinah Esquivel, Purchasing Administrator 10/15/2004
Contracts	Contract Control Number 2004-0552 has been issued for the professional services agreement between the County and CBL/DCSW Joint Venture. 10/21/2004
Risk Management	The Contractor shall provide a certificate of insurance naming the County as an additional insured with the like kinds and amounts of insurance referenced in Section 13.8 of the Agreement. David A. Baca, Risk Management Administrator 10/21/04